भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐

NOTARIAL REG.
ENTRY NO. 950
DATE 20/2/2020

NAGPUR TREASURY
VZ 948037
27 JAN 2020

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Sonal Shashikant Kalambe Proprietor of the Vanshika Developer and Promoters of the project Sonal Enclave on Plot No 16 & 17, Maouza Sonegaon Nagpur duly authorized by the promoter of the proposed project, vide his authorization dated

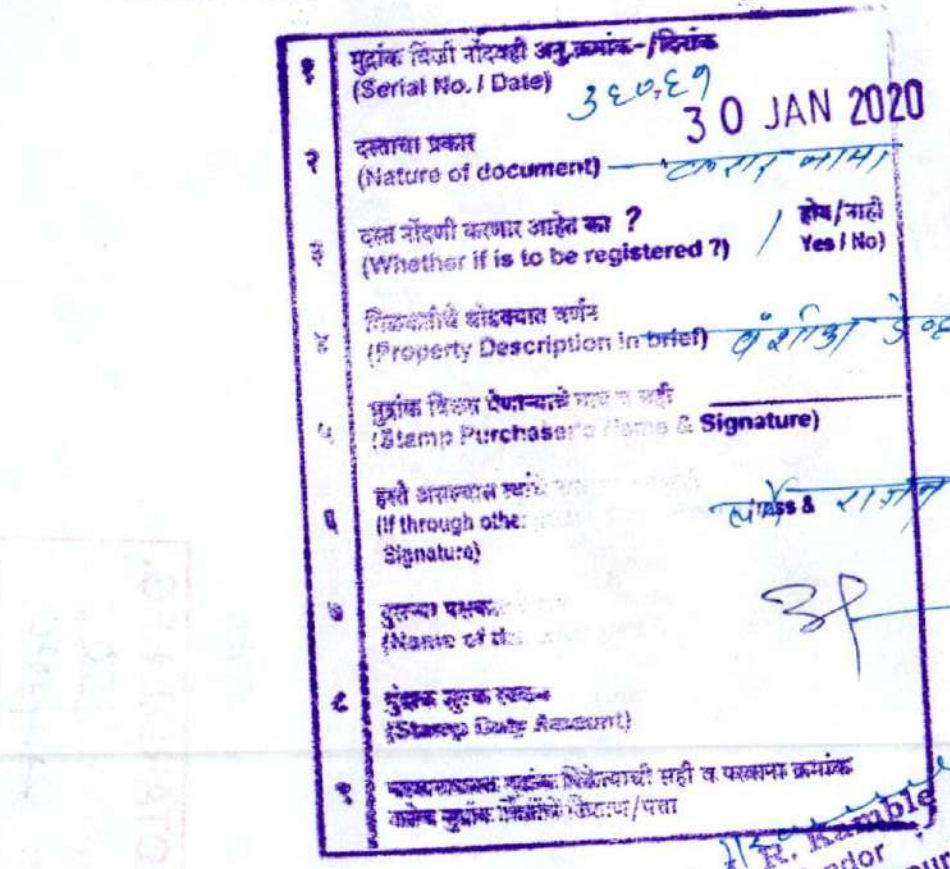
I, Mrs. Sonal Shashikant Kalambe Proprietor of the Vanshika Developer and Promoters of the project Sonal Enclave on Plot No 16 & 17, Maouza Sonegaon Nagpur do hereby solemnly declare, undertake and state as under:

1. That Promotor has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

SEAL OF NOTARY Mrs. V.N. Dhage NAGPUR DISTT. (M.S.) Regn. No. 6589 GOVT. OF INDIA


मुद्रांक विक्री नोंदवही अनुक्रमांक-/दिनांक
(Serial No. / Date)
30 JAN 2020
दस्ताचा प्रकार
(Nature of document)
दस्त नोंदणी करणार आहेत का ?
(Whether if is to be registered ?)
होय/नाही
Yes / No)
मिळकतीचे थोडक्यात वर्णन
(Property Description in brief)
मुद्रांक विकत घेणाऱ्याचे नाव व सही
(Stamp Purchaser's Name & Signature)
हस्ते अशा स्वरूपात
(If through other
Signature)
मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)
Smt. J. R. Kamble
Stamp Vendor
Raghuji Nagar, Nagpur.
L. No. 11 / 1996
Code No. 4601046

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter ie, proposed date of completion is 31/12/2021

4. (a) For new projects :

That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nagpur on this 20th Day of February 2020

SEAL OF NOTARY
Mrs. V.M. Dhage
NAGPUR
DIST. (M.S.)
Regn. No. 6589
GOVT. OF INDIA

NOTARY
MRS. VRUNDA M. DHAGE
NAGPUR
(M.S.) INDIA
REGD. No.
6589
GOVT. OF INDIA

Sworn before me on this 20 th
day of Feb 2020 at Nagpur by
Shri/Smt./Ku. above named deponent
R/o. Nagpur who has been identified
by Shri/Smt. Self
Advocate, Nagpur.

V Dhage

NOTARY
Maharashtra State
Nagpur (INDIA)

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CANCELLED CANCELLED